

Enrollment: 435
Purchaser Name: Nicholas Lepone

Phone Res: (416) 720-8989
Phone Bus:
Closing Date: July 16, 2025
Inspector: Gisella Fiore



Vendor / Builder:
Project: Zancor Homes (King Cort) Ltd.
Lot / Phase: 435 / 1
Plan:
Address: 2075 King Road, Unit 435
Municipality:
Inspection Date: July 10, 2025

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Please list below any damaged, incomplete, or missing items and anything that is not in good operating condition. Also note any (substitutions) of items referred to in, or to be selected under, the Agreement of Purchase and Sales (APS). Please initial all changes and deletions. As a minimum, check the following:

DAMAGED, INCOMPLETE OR MISSING

- Windows, side lights and other glazing. Window and door screens
- Bathtub sinks and toilets
- Bathroom accessories if provided
- Mirrors, counter tops and cabinetry
- Flooring (hardwood, vinyl, ceramic tiles, carpeting)
- Interior finished and trim carpentry
- Furnace
- Hot water heater, if provided (not rental)
- Exterior finished, driveways, walkways, decks and landscaping

OPERATING CONDITION

- Windows, interior and exterior doors. Door locks
- Faucets: Kitchen, bathroom, laundry room
- Exhaust fans (kitchen, bathrooms) if provided
- Electrical outlets and fixtures
- Gas fireplaces, incl. circulation fans, if provided
- Heat Recovery Ventilation system, if provided
- Heating system
- Hot water heater, if provided (not rental)
- Air conditioning system, if provided and if conditions permit

KITCHEN

NOTE:	BACK SPLASH CRACKED AT OUTLET RIGHT OF STOVE	_____	_____
CABINETS	BOWED FILLER PIECE RIGHT OF STOVE 2) CHIPS AT KICKPLATE BELOW BANK OF DRAWERS 3) KICKPLATE MISSING BELOW DRAWER RIGHT OF STOVE 4) ADJUST UPPER CABINET LEFT OF STOVE 5) CHIPS AT BOTTOM GABLE AT FREEZER	_____	_____

GENERAL COMMENTS

NOTE:	SCRATCHES ON HVAC COVER - REPLACE	_____	_____
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MASTER BEDROOM

NOTE:	ADJUST DOOR, GETTING STICK AND LAUNDRY ROOM DOOR AND BATHROOM	_____	_____
WINDOWS	SCRATCHES ON MULIN	_____	_____

MAIN BATHROOM

WALLS	DRYWALL REPAIR REQUIRED IN BATHROOM CEILING- VERY ROUGH T	_____	_____
NOTE:	FAN HANGING DOWN	_____	_____
	INSTAL BATH ACCESSORIES	_____	_____

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THE COMPLETED PRE-DELIVERY INSPECTION IS A FORMAL RECORD OF THE HOME'S CONDITION BEFORE THE PURCHASER TAKES POSSESSION IT WILL BE USED AS A REFERENCE FOR FUTURE WARRANTY REQUESTS.

** Purchasers or owners who intend to designate someone to conduct the PDI in their place should ensure they provide written authority to the vendor/builder authorizing the designate to sign this form on their behalf.*

I have inspected my new home and I agree that the description of the items listed on this form are accurate.

Nicholas Lepone

Purchaser's Name (print)

A handwritten signature in black ink that appears to read "N. Lepone".

Purchaser's Signature

Purchaser's Name (print)

Purchaser's Signature

A handwritten signature in black ink that appears to read "G. Fiore".

Gisella Fiore

Designate's Name (print)

Designate's Signature

Inspector's Name (print)

Inspector's Signature

Date (YYYY/MM/DD)

2025/07/10

July 10, 2025